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Councillors are invited to attend the Annual General Meetings of the Management Committees – **Highlighted in Bold**

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<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 22 May 2018</td>
<td>4.30pm</td>
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<td>Jurd Park Management Committee</td>
<td>Tuesday 22 May 2018</td>
<td>6.30pm</td>
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<td>Exeter Hall Management Committee</td>
<td>Monday 4 June 2018</td>
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<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 18 June 2018</td>
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<td>Exeter Hall Management Committee AGM</td>
<td>Monday 16 July 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<td>Monday 30 July 2018</td>
<td>4.30pm</td>
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<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 August 2018</td>
<td>1.00pm</td>
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COUNCIL WEEKLY CIRCULAR

ITEM NO: 2

SUBJECT: DEVELOPMENT APPLICATION FOR NEW WAREHOUSE EXTENSIONS AND USE OF THE SITE FOR THE MANUFACTURE, STORAGE AND SUPPLY OF ROOF TRUSSES, 2 VALE ROAD, MOSS VALE

CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services

FILE NUMBER: 18/0418

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for new warehouse extensions and use of the site for the manufacture, storage and supply of roof trusses, with associated business support activities at Lot 2 DP 1237886 2 VALE ROAD MOSS VALE.

Site Description

The site is known as Lot 2 DP 1237886, being 2 VALE ROAD MOSS VALE (Attachment 1). The site is 3.317 hectares in area and located on the north western corner of Vale Road and Suttor Road Moss Vale.

Proposed Development

Development Application 18/0418 seeks consent for new warehouse extensions and use of the site for the manufacture, storage and supply of roof trusses, with associated business support activities.

Elevations and site plan of the proposal can be found at Attachment 2.

Permissibility

The site is zoned IN1 General Industrial under the Wingecarribee Local Environmental Plan 2010 and in this zone, the proposed development is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding 10 May 2018. At the time of drafting, two submissions from the public had been received, concerned with the impacts of the development upon residential properties located opposite the site on Suttor Road Moss Vale, including increased traffic and trucks exiting the site to Suttor Road opposite dwelling houses, dust impacts, noise impacts, visual impact, hours of operation, and suggesting that the driveway to Suttor Road be removed and that traffic and trucks enter / exit the site from Vale Road only.

The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.

More details regarding the application can be found on Council’s DA-Tracker at www.wsc.nsw.gov.au/da-tracker. Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 4 lot residential subdivision of part of Lot 900 DP 1210273 MACKELLAR CIRCUIT RENWICK.

Site Description

The site is known as Lot 900 DP 1210273 MACKELLAR CIRCUIT RENWICK (Attachment 1). Lot 900 DP 1210273 is a 66.41 hectare site, located in the eastern portion of Renwick.

Proposed Development

Development Application 18/0378 seeks consent for a 4 lot residential subdivision of a 9,778 square metre part of Lot 900 DP 1210273 (approved as proposed Lot 1213 in Development Consent 14/0805). The proposed lots are 2174 to 2698 square metres in area.

Subdivision plan of the proposal can be found at Attachment 2.

Permissibility

The site is zoned R2 Low Density Residential under the Wingecarribee Local Environmental Plan 2010 and in this zone, the proposed subdivision is permissible with development consent. The proposed lots exceed the 2,000 square metre minimum lot size applicable under Wingecarribee Local Environmental Plan 2010.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners.

The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.

Should development consent be granted, it would be a “deferred commencement” consent requiring registration of Lot 1213 in Development Consent 14/0805 to occur prior to general conditions of consent being addressed.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
ATTACHMENT 1 – SITE LOCATION
ITEM NO: 4
SUBJECT: REQUEST FOR REVIEW OF DETERMINATION OF DEVELOPMENT APPLICATION 17/1235 - 40 PARK ROAD, BOWRAL
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 17/1235.02

The purpose of this Weekly Circular is to inform Councillors of a request for review of Council’s determination of development application 17/1235, which sought consent to develop 40 PARK ROAD BOWRAL for the purpose of multi dwelling housing.

Site Description

The land is known as Lot 4 DP 25888, being 40 PARK ROAD BOWRAL (Attachment 1). It is a developed 1189m² medium density residential lot on the northern side of Park Road in Bowral, around 1.5km southeast of the town centre.

The land is accessible by vehicle from Park Road. It is occupied by a dwelling house and associated buildings including sheds, a greenhouse and the like.

The land slopes gently and fairly uniformly from west to east. Vegetation on the land comprises domestic lawns and gardens, including some mature tree plantings.

Surrounding properties are mostly occupied by existing low density and emerging medium density residential accommodation developments.

Proposed Development

Development application 17/1235 proposed development of the land for the purpose of multi dwelling housing, involving retention of the existing dwelling house and erection of two attached dwellings. Council determined the application by refusal on 22 February 2018, for the following reasons:

1. Proposed landscaped open space does not achieve the minimum 50% of site area as required by Section C3.14 of Bowral Town Plan Development Control Plan. Proposed landscaped open space with the 3 unit multi dwelling housing development, as calculated in accordance with Section C3.14 of Bowral Town Plan Development Control Plan, is 42.1% of the site area, being a 93.76 square metre landscaped open space deficiency. The proposed deficient landscaping is not considered to be sympathetic to neighbourhood character or enhance urban amenity as required by Section 2.2.4 of Bowral Town Plan Development Control Plan. (S.79C(1)(a)(b)(c)(d)(e) of the Environmental Planning & Assessment Act 1979)
2. **In accordance with Section C2.2.2 of Bowral Town Plan Development Control Plan** Council will not grant consent to the carrying out of multi dwelling development unless it is satisfied that the area and configuration of the allotment on which the development is proposed is such that it has at least 25 metres of site frontage to a public street or other appropriate public place. The subject site has a frontage of 24.384 metres to Park Road, which does not satisfy the minimum 25 metre site frontage to a public street requirement. (S.79C(1)(a)(b)(c)(d)(e) of the Environmental Planning & Assessment Act 1979)

3. **The variations to landscaped open space and site frontage sought by the proposed development to Bowral Town Plan Development Control Plan requirements indicates that the proposed development is an overdevelopment of the site.** (S.79C(1)(a)(b)(c)(d)(e) of the Environmental Planning & Assessment Act 1979)

Application 17/1235.02 was lodged with Council on 6 April 2018, seeking Council’s review of its determination of development application 17/1235 pursuant to Division 8.2 of Part 8 (former section 82A) of the Environmental Planning and Assessment Act 1979 (the Act).

Section 8.3 (3) of the Act provides that in requesting review of the application, the applicant may amend the proposed development. Accordingly, the applicant’s request for review is accompanied by amended development drawings that seek to address the abovementioned reasons for refusal.

Elevations and site plan of the proposal can be found at Attachment 2.

**Permissibility**

Under Wingecarribee Local Environmental Plan 2010 (the LEP), the land is in Zone R3 Medium Density Residential and the minimum size shown on the Lot Size Map in relation to the land is 700m². Development for the purpose of **multi dwelling housing** is permissible with development consent in Zone R3.

The Bowral Town Plan Development Control Plan also applies to the land.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period concluded on 8 May 2018. Council received one submission, raising concerns regarding vegetation retention and stormwater drainage.

The review of determination shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.


Should you require any further information, please contact [Councillor.Request@wsc.nsw.gov.au](mailto:Councillor.Request@wsc.nsw.gov.au)
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to the Proposed Extended Use for a period of 4 Years for a Telecommunications Facility at THE QUARRY 383 OLDBURY ROAD SUTTON FOREST

Site Description

The site is known as Lot 1 DP 245007, Lot 2 DP 206439 and Lot 1 DP 782293, being THE QUARRY 383 OLDBURY ROAD SUTTON FOREST (Attachment 1).

The site is 50.42ha in size and is characterised by a significant rise from Oldbury Road associated with Mount Gingenbullen. The telecommunications tower the subject of this application is accompanied by an existing Telstra Tower located to the west. The site is irregular in shape, with access obtained from Oldbury Road.

Proposed Development

On 5 April 2018, 13/0955.01 was lodged with Council seeking consent to amend condition 2 of the Conditions of Consent imposed under 13/0955. The amendment would extend the approval for the operation of the site for a further 4 years as approved under these consent conditions.

The site was approved for the use of a temporary telecommunications facility to alleviate issues that were being experienced by residents in the area for poor internet access. The system was designed to be in place until the rollout of NBN services was provided to these residences. At this point in time this rollout has not occurred. The service provided from this site is accessed by 72 residents’ businesses, farms and hotels.

The submitted documentation notes that the site operates solely on solar power and has only required three visits for maintenance throughout the last four years of operation.

Elevations and site plan, as submitted with the original application, can be found at Attachment 2.

Permissibility

The site is zoned E3 – Environmental Management under the Wingecarribee Local Environmental Plan 2010 and in this zone, a telecommunications facility is prohibited. The modification continues its permissibility through existing use rights established through the consent to 13/0955.

The modification proposed will not alter the operation of the site. As such, there will be no change to environmental impacts generated from the site.

Assessment Timeline
The application has been notified to adjoining and adjacent landowners with the notification period concluded on 10th May 2018. At the time of drafting, no submissions from the public had been received.

The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
Council have been successful in receiving funding through the RFS Bush Fire Risk Mitigation and Resilience Program to the value of $67,973 to rehabilitate Box Vale, River Bend and GMA14 Fire Trails.

A further $69,612 has been applied for to rehabilitate fire trails in the Mt Gibraltar Reserve under this program for the 2018-2019 period. We will not know if we have been successful with this application until later in 2018.